



**Board of Commissioners of Cook County
Report of the Zoning and Building Committee**

Wednesday, February 19, 2014

10:00 AM

***Cook County Building, Board Room, 569
118 North Clark Street, Chicago, Illinois***

SECTION 1

ATTENDANCE

Present: Chairman Silvestri, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Tobolski and Moore (14)

Absent: Vice Chairman Murphy, Fritchey and Suffredin (3)

PUBLIC TESTIMONY

The Secretary announced that there were no public speakers.

VARIATIONS

14-1245

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Grant extension of time for one year

Township: Worth

County District: 6

Zoning Number: V 10-59

Docket Number: 8690

Property Address: 5811 W. 127th St, Palos Heights, Illinois

Property Description: The Subject Property consists of approximately 0.91 acre, located on the Southwest corner of 127th Street and Hill Drive in Worth Township

Owner: John Doyle

Applicant: John Doyle

Current Zoning: R-4 Single Family District.

Intended use: The Variation, previously approved, sought to (1) divide a parcel into two parcels: reduce parcel one from minimum required 20,000 square feet to 19,511 square feet, (2) reduce corner side yard setback from minimum required 25 feet to 4.9 feet (existing), (3) on parcel two reduce rear yard setback from minimum required 50 feet to 20 feet for proposed single family residence.

Recommendation: that the application be granted a one year extension of time (third time request).

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 1/15/2014

County Board extension granted: 1/18/2012, 2/27/2013

A motion was made by Commissioner Sims, seconded by Commissioner Tobolski, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Gainer, García, Goslin, Reyes, Schneider, Sims, Steele, Tobolski and Moore (14)

Absent: Fritchey, Gorman and Suffredin (3)

14-1247

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation

Township: Stickney

County District: 11

Zoning Number: V 13-68

Docket Number: N/A

Property Address: The commonly known is 5052 S. Lotus Avenue, Chicago, Illinois.

Property Description: The Subject Property consists of approximately 0.14 acres, located on the West side of Lotus Avenue approximately 47 feet North of 51st Street in Stickney Township

Owner: Gerardo Hernandez

Applicant: Manuel Galvez

Current Zoning: R-5 Single Family Residence District

Intended use: (1) reduce the right interior side yard setback from the minimum required 10 feet to an existing 4.9 feet, (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 5.1 feet. Variance is sought in order to bring Subject Property into compliance.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 1/15/2014

County Board extension granted: N/A

A motion was made by Commissioner Daley, seconded by Commissioner Gorman, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Tobolski and Moore (14)

Absent: Vice Chairman Murphy, Fritchey and Suffredin (3)

14-1249

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation

Township: Orland

County District: 17

Zoning Number: V 14-01

Docket Number: N/A

Property Address: The commonly known is 15729 113th Avenue, Orland Park, Illinois

Property Description: The Subject Property consists of approximately 0.30 acres, located on the East side of South 113th Avenue approximately 198.49 feet North of West 158th Street in Section 18, of Orland Township

Owner: Mohammad Abdelqader

Applicant: Nick Garneata

Current Zoning: R-4 Single Family Residence District

Intended use: (1) reduce the right interior side yard setback from the minimum required 15 feet to 8.3 feet and (2) reduce the front yard setback from the required 26 feet (20% of the lot depth) to an existing 25 feet. Variance is sought in order to construct a residential addition.

Recommendation: That the application granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 1/15/2014

County Board extension granted: N/A

A motion was made by Commissioner Gorman, seconded by Commissioner Daley, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Tobolski and Moore (14)

Absent: Vice Chairman Murphy, Fritchey and Suffredin (3)

14-1250

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation

Township: Leyden

County District: 16

Zoning Number: V 14-02

Docket Number: N/A

Property Address: The commonly known is 2129 North Scott Street, Melrose Park, Illinois.

Property Description: The Subject Property consists of approximately 0.35 acres, located on the East side of Scott Street approximately 254.48 feet South of Palmer Avenue in Leyden Township.

Owner: Dundee Motors Inc.

Applicant: Dundee Motors Inc. /James Anderson

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks to reduce the left side yard setback from the minimum required 10 feet to an existing 3.8 feet. Variance is sought in order to bring an existing detached garage into compliance.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 1/15/2014

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Moore, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Tobolski and Moore (14)

Absent: Vice Chairman Murphy, Fritchey and Suffredin (3)

ADJOURNMENT

A motion was made by Commissioner Reyes, seconded by Commissioner Steele, that this board meeting was to adjourn the meeting.. The motion carried by the following vote:

Aye: Chairman Silvestri, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Tobolski and Moore (14)

Absent: Vice Chairman Murphy, Fritchey and Suffredin (3)


SECTION 2

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION
WITH REGARD TO THE MATTERS NAMED HEREIN:**

File Id Number 14-1245
File Id Number 14-1247
File Id Number 14-1249
File Id Number 14-1250

Recommended for Approval
Recommended for Approval
Recommended for Approval
Recommended for Approval

Respectfully submitted,


Chairman


Secretary

*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at
<http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/fully-submitted>,
submitted,